

77 02276

Official Statement

CITY OF ST. HELENA. *City Council*
Napa County, California

\$1,500,000

1977 Water Bonds
(General Obligations)

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**Bids to be received by the City Clerk of the City of St. Helena at the
St. Helena City Hall, 1480 Main Street, St. Helena, California, on Tuesday,
March 8, 1977, at 3:00 P.M. (P.S.T.)**



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CITY OF ST. HELENA

Napa County, California

CITY COUNCIL

Lowell V. Smith, *Mayor*

Alan Baldwin

Robert Mahorney

Greta Ericson

Melvyn Varrelman

Lynetta Denton, *City Clerk*

Joseph Keebler
City Attorney

Thomas Cottrell
City Treasurer

Keith Fraser
City Engineer

[Stone + Youngberg...
Invest Public secur.
Publ. debts Munic. St. Helena
" water Fin. " "
" util. water " "
water treatment " "

PROFESSIONAL SERVICES IN CONNECTION WITH THE 1977 WATER BONDS

Orrick, Herrington, Rowley & Sutcliffe, *San Francisco*
Bond Counsel

Stone & Youngberg Municipal Financing Consultants, Inc., *San Francisco*
Financing Consultants

Wells Fargo Bank N.A., *San Francisco*
Paying Agent

THE DATE OF THIS OFFICIAL STATEMENT IS FEBRUARY 8, 1977

77 02276

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This official statement was prepared by Stone & Youngberg Municipal Financing Consultants, Inc., on behalf of the City of St. Helena, to supply information to prospective bidders on, and buyers of, \$1,500,000 principal amount of 1977 Water Bonds proposed to be issued by the City.

Summaries of the resolution of issuance and other documents and reports contained herein do not purport to be complete or authoritative, and reference is made to such documents on file in the offices of the City for further information concerning legal or technical matters.

This official statement is not to be construed as a contract with the purchasers of the 1977 Water Bonds. Except as otherwise stated, the information contained herein has been obtained either from the books and records of the City or from sources which are believed to be reliable, but the accuracy of which is not guaranteed.

Certain legal matters incident to the authorization and sale of the Bonds are subject to the approving opinion of Orrick, Herrington, Rowley & Sutcliffe, bond counsel to the City. Orrick, Herrington, Rowley & Sutcliffe and Stone & Youngberg Municipal Financing Consultants, Inc. will receive compensation from the City contingent upon the sale and delivery of the 1977 Water Bonds.

No dealer, broker, salesman or other person has been authorized by the City to give any information or to make any representations other than those contained herein and, if given or made, such other information or representation must not be relied upon as having been authorized by any of the foregoing. This official statement does not constitute an offer to sell or the solicitation of any offer to buy, nor shall there be any sale of, the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

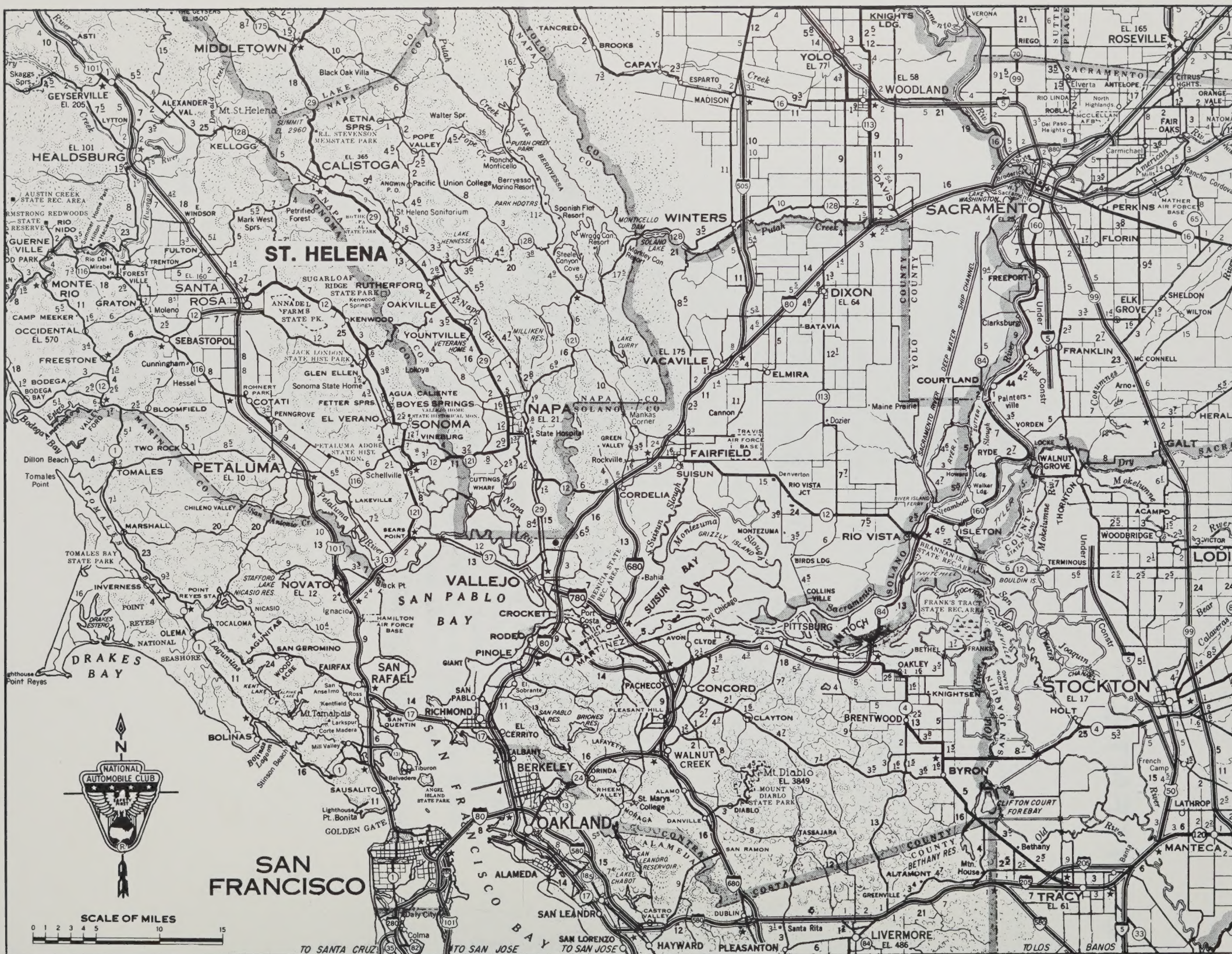
The execution and distribution of this official statement have been authorized by the City.

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St. Helena and vicinity.

INTRODUCTION

The City of St. Helena, a general law city incorporated in 1876, is located in western Napa County in the famous Napa Valley about 70 miles north of San Francisco. The City of Napa, county seat of Napa County, is 18 miles south of St. Helena. State Highways 29 and 128 traverse the city and provide access to the San Francisco Bay area communities and the numerous resort areas in Napa and Lake Counties.

Since the mid-1880's, the Napa Valley and St. Helena have become prominent throughout the world as a center for fine California table wines. St. Helena is surrounded by thousands of acres of quality vineyards whose annual harvest is transformed into many varieties of distinguished wines at the ten wineries in and around the city. In addition to the production of wine grapes, the area yields important harvests of prunes, walnuts, truck crops, poultry, and livestock.

The city serves as the trading, processing, and shipping center for the surrounding agricultural area. Each year more than a half-million visitors stop at St. Helena to tour the local wineries and historical exhibits. Numerous resorts and recreational areas which are located near St. Helena attract many additional tourists.

As of January 1, 1976, the city's population was estimated at 3,840 by the State Department of Finance. This was 130 over the previous year and 667 higher than the April 1970 Federal Census.

The City of St. Helena owns the municipal water system and sewer service is provided by the facilities of Municipal Sewer District No. 1, a district managed and operated by the City Council of the city. The city tax rate has been maintained at \$1.00 per \$100 assessed valuation for many years, and in 1976/77 has been lowered to \$.95 per \$100 assessed valuation. It is anticipated that a substantial percentage of the annual bond service on this 1977 bond issue will be paid from surplus water revenues, thereby reducing the amount of ad valorem tax levy necessary to meet bond service.

The City Council has publicly stated its intention to raise water rates to a level sufficient to provide the majority of the bond service from water revenues.

The 1976/77 taxable assessed valuation of the City is \$28,347,522. The total combined tax rate for the largest code area for all purposes for the 1976/77 fiscal year is \$7.29. The net direct and overlapping bonded debt of the City is 10.30 percent of the assessed valuation and the net direct bonded debt is 5.29 percent.

On November 2, 1976, the voters of the City authorized the issuance of \$1,500,000 of general obligation bonds to fund the expansion and improvement of City's water system. These bonds, when issued, will be the only general obligation indebtedness of the City.

THE BONDS

Authority for Issuance

The \$1,500,000 principal amount of City of St. Helena 1977 Water Bonds, described in this Official Statement, are general obligation bonds issued pursuant to a resolution of the City Council of the City of St. Helena, adopted February 8, 1977.

Terms of Sale

Bids for the purchase of the 1977 Water Bonds will be received at the Office of the City Clerk, City Hall, 1480 Main St., St. Helena, California, until 3:00 p.m. P.S.T. on Tuesday, March 8, 1977. Details of the terms of sale are included in the Official Notice of Sale adopted February 8, 1977.

Description of the Bonds

The \$1,500,000 principal amount of bonds will be numbered 1 to 300, inclusive, and will be in denominations of \$5,000 each. Bonds will be dated March 1, 1977, and will be payable on March 1 each year in accordance with the following maturity schedule:

Year	Amount	Year	Amount
1978 ...	\$ 25,000	1991 ...	\$ 60,000
1979 ...	25,000	1992 ...	65,000
1980 ...	25,000	1993 ...	65,000
1981 ...	30,000	1994 ...	70,000
1982 ...	30,000	1995 ...	75,000
1983 ...	30,000	1996 ...	80,000
1984 ...	35,000	1997 ...	85,000
1985 ...	35,000	1998 ...	90,000
1986 ...	40,000	1999 ...	95,000
1987 ...	45,000	2000 ...	105,000
1988 ...	50,000	2001 ...	115,000
1989 ...	50,000	2002 ...	120,000
1990 ...	55,000		

Interest on the Bonds for the first year is payable on March 1, 1978, and semiannually thereafter on September 1 and March 1. Both interest and principal are payable at the principal office of Wells Fargo Bank N.A. in San Francisco, California.

Redemption Provisions

Bonds in the total amount of \$320,000, maturing on or before March 1, 1987, are not subject to call or redemption prior to their stated maturity dates.

The \$1,180,000 of bonds maturing on or after March 1, 1988, are subject to call and redemption on any interest payment date beginning March 1, 1987, as a whole, or in part in inverse numerical order at a redemption price equal to the principal amount and accrued interest to the date of redemption, plus a premium of one-quarter of one percent for each year or portion thereof from the date of redemption to the maturity date of the bond.

Security

The Bonds are general obligations of the City of St. Helena and the City has the power and is obligated to levy ad valorem taxes for the payment of principal and interest on the Bonds on all property within the City subject to taxation by the City (except for certain personal property which is taxable at limited rate) without limitation of rate or amount.

While the Bonds are general obligations of the City, and secured by the full powers of taxation, it is anticipated that income from the City's water system and other normal surplus will be adequate to meet a major portion of bond service costs for the 1977 Water Bonds, including both presently outstanding revenue bonds and this issue. The City Council has stated its intention of increasing water service charges in the near future to a level sufficient to meet a major portion of this 1977 Issue bond service.

Legal Opinion

All proceedings in connection with the issuance of the Bonds are subject to the approval of Orrick, Herrington, Rowley & Sutcliffe, San Francisco, California, bond counsel for the City of St. Helena. The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe, attesting to the validity of the Bonds, will be supplied free of charge to the original purchaser of the Bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

Legality for Investment

The Bonds are believed to be legal investments in California for all trust funds and for funds of all

insurance companies, commercial banks, trust companies and state school funds. The Bonds are believed to be eligible as security for deposits of public monies in California.

Purpose and Disposition of Proceeds

The proceeds from the sale of the 1977 Water Bonds will be used to finance water improvements, as described in "The Project" section of this Official Statement.

Estimated Annual Bond Service

Table 1 presents an estimate of the annual bond service on the \$1,500,000 1977 Water Bonds, based

upon an estimated interest rate of 7 percent per annum.

Registration

The Bonds are to be issued as coupon bonds and will be registrable as to principal only or as to both principal and interest, with the privilege of discharge from registration and re-registration.

Tax Exempt Status

In the opinion of bond counsel, interest on the Bonds is exempt from present federal income and State of California personal income taxes under existing statutes, regulations and court decisions.

Table 1

CITY OF ST. HELENA

\$1,500,000 1977 Water Bonds

Estimated Annual Bond Service

Year Ending March 1	Bonds Outstanding	Principal Maturing	Estimated Interest @ 7%	Total Bond Service
1978	\$1,500,000	\$ 25,000	\$ 105,000	\$ 130,000
1979	1,475,000	25,000	103,250	128,250
1980	1,450,000	25,000	101,500	126,500
1981	1,425,000	30,000	99,750	129,750
1982	1,395,000	30,000	97,650	127,650
1983	1,365,000	30,000	95,550	125,550
1984	1,335,000	35,000	93,450	128,450
1985	1,300,000	35,000	91,000	126,000
1986	1,265,000	40,000	88,550	128,550
1987	1,225,000	45,000	85,750	130,750
1988	1,180,000	50,000 ^①	82,600	132,600
1989	1,130,000	50,000 ^①	79,100	129,100
1990	1,080,000	55,000 ^①	75,600	130,600
1991	1,025,000	60,000 ^①	71,750	131,750
1992	965,000	65,000 ^①	67,550	132,550
1993	900,000	65,000 ^①	63,000	128,000
1994	835,000	70,000 ^①	58,450	128,450
1995	765,000	75,000 ^①	53,550	128,550
1996	690,000	80,000 ^①	48,300	128,300
1997	610,000	85,000 ^①	42,700	127,700
1998	525,000	90,000 ^①	36,750	126,750
1999	435,000	95,000 ^①	30,450	125,450
2000	340,000	105,000 ^①	23,800	128,800
2001	235,000	115,000 ^①	16,450	131,450
2002	120,000	120,000 ^①	8,400	128,400
		<u>\$1,500,000</u>	<u>\$1,719,900</u>	<u>\$3,219,900</u>

^① Callable on or after March 1, 1987.

THE PROJECT

In 1975 the City Council commissioned James C. Hanson, consulting civil engineer of Sacramento, California, to assess the City's available water resources, analyze the water supply requirements and define alternative projects to meet the City's immediate and future needs.

Mr. Hanson's detailed report was presented to the Council in June, 1976, and actions were begun at that time to accomplish the recommended plan.

The existing water system consists of reservoirs, pump stations, pipelines, and source connections. The system consists of two pressure zones: the 420 foot and 560 foot zones. These zones are based on the approximate elevations of various storage reservoirs from which each pressure zone derives its water supply.

The water supply required to meet the current demand is presently derived from surface sources.

It is estimated that the available surface supplies, if properly managed and treated, are capable of meeting a projected demand of 2000 acre-feet per year, which is anticipated to occur by 2000. Ground-water development provides a viable source for meeting the needs of the City beyond the year 2000.

The runoff originating in Bell Creek regulated by and/or stored in Bell Canyon Reservoir is presently considered the primary source of the City's municipal water supply.

The outflows from the Bell Canyon Reservoir and Lower Reservoir are chlorinated to kill pathogenic organisms and thus prevent spread of water-borne disease. The outflows, after chlorination, enter directly into the water distribution system.

The City of St. Helena has contracted with the City of Napa to purchase water on a standby basis. This water is taken from the Napa transmission system at Rutherford through the Rutherford Connection near the intersection of State Highway 128 and State Highway 29.

The amount of water available from this source is limited to a maximum of 100,000,000 gallons in

any calendar year, and a rate of delivery not exceeding 1.55 cfs.

The City presently owns three storage reservoirs: Bell Canyon, Lower, and Upper Reservoirs. The first two reservoirs are directly connected to the water distribution system. Upper Reservoir collects surface runoff from its tributaries and releases the water into York Creek, a portion of which is then diverted into Lower Reservoir through the York Creek diversion facilities.

Four alternative plans were considered to meet the projected water demand. The four alternative plans were further divided into a total of nine sub-alternatives by considering staged construction of the facilities in order to determine the most economical design.

The alternative selected will provide treated water to the system from a treatment plant located at Bell Canyon Reservoir. The water from the York Creek facilities will be used in conjunction with wells extracting ground water and/or the delivery of non-treated water for urban irrigation use on parks, school grounds, and cemeteries. This alternative initially derives its source of supply from Bell Canyon and defers the construction of wells.

ESTIMATED WATER IMPROVEMENT COSTS

Construction (First Phase)	
Treatment Plant	\$757,200
Storage	232,800
Pump stations	74,400
	\$1,064,400
Contingencies	160,000
Engineering and Overhead	122,600
Deferred Construction (Additional Supply)	128,000
Legal and Financing	25,000
Amount of Bond Issue	\$1,500,000

City Water Service Charges

In 1972, the City Council adopted an ordinance establishing water service charges inside and outside the city limits.

Subsequent to the sale of the 1977 Water Bonds, the Council intends to review the water rate structure and adjust the charges to meet costs and a major portion of this new bond service.

The following tables review the present service charges.

In addition to the monthly meter rates for such premises inside the City limits served with special reservoir and pumping facilities, a pumping cost charge is made at rates from \$12.40 per 100 cu. ft. down to \$.3¢ per 100 cu. ft.

INSIDE CITY LIMITS

(Premises served without Special Reservoir and Pumping Facilities.)

Monthly Meter Rates

0 to 600 cubic feet.	
¾-inch meter	\$ 2.50
1-inch meter	3.00
1½-inch meter	4.00
2-inch meter	5.00
3-inch meter	6.00
4-inch meter	7.00
6-inch meter	8.00
8-inch meter	10.00
601 to 5,000 cubic feet, per hundred cubic feet	\$00.30
All over 5,000 cubic feet, per hundred cubic feet	00.20

OUTSIDE CITY LIMITS

(Premises served without Special Reservoir and Pumping Facilities.)

Monthly Meter Rates

0 to 600 cubic feet.	
¾-inch meter	\$ 5.00
1-inch meter	6.00
1½-inch meter	8.00
2-inch meter	10.00
3-inch meter	12.00
4-inch meter	14.00
6-inch meter	16.00
8-inch meter	20.00
601 to 5,000 cubic feet, per hundred cubic feet	\$00.60
All over 5,000 cubic feet, per hundred cubic feet	00.40

INSIDE CITY LIMITS

(Premises served with Special Reservoir and Pumping Facilities.)

Monthly Meter Rates

0 to 600 cubic feet.	
¾-inch meter	\$ 8.00
1-inch meter	10.00
1½-inch meter	12.00
2-inch meter	14.00
3-inch meter	16.00
4-inch meter	18.00
6-inch meter	20.00
8-inch meter	24.00
601 to 5,000 cubic feet, per hundred cubic feet	\$00.40
All over 5,000 cubic feet, per hundred cubic feet	00.25

OUTSIDE CITY LIMITS

(Premises served with Special Reservoir and Pumping Facilities.)

Monthly Meter Rates

0 to 600 cubic feet.	
¾-inch meter	\$11.00
1-inch meter	13.00
1½-inch meter	15.00
2-inch meter	17.00
3-inch meter	19.00
4-inch meter	21.00
6-inch meter	23.00
8-inch meter	27.00
601 to 5,000 cubic feet, per hundred cubic feet	\$00.60
All over 5,000 cubic feet, per hundred cubic feet	00.40

In addition to the monthly meter rates for such premises outside the City limits served with special reservoir and pumping facilities, each premise served shall pay as a special pumping cost charge the amounts determined by applying the same schedule therefor as applies to inside City limits.

Water Connection Charges

On January 13, 1976, the City Council adopted Resolution No. 1182, establishing the following schedule of water connection charges:

1. Standard Service Connection (Complete). Minimum charges for "standard" complete service connections are shown below. A "standard" complete connection is defined as one where the service pipe is tapped into a water main of 8-inch diameter or less, where open trench excavation can be used and where the distance from the main to the meter is not over 40 feet. The service connection is complete in that it includes service pipe, meter box, meter and necessary fittings. Extraordinary costs, as determined by the City Engineer, will be billed to the applicant.

Size of Meter	Minimum Connection Charge	
	Inside City	Outside City
¾-inch meter	\$375.	\$410.
1-inch meter	\$425.	\$475.
1½-inch meter	\$675.	\$750.

2. Standard Service Connection (Partial).

A "standard" partial connection applies to those cases where a copper service pipe has been stubbed in during the development of the subdivision and only the setting of the meter box and meter remains to be done by the Water Department.

Size of Meter	Minimum Connection Charge	
	Inside City	Outside City
¾-inch meter	\$150.	\$170.
1-inch meter	\$250.	\$280.
1½-inch meter	\$485.	\$550.

St. Helena City Hall.



FINANCIAL DATA

Assessed Valuation

Assessed valuations in the City of St. Helena are established by the Napa County Assessor, except for public utility property, which is assessed by the California State Board of Equalization. According to the State Board of Equalization, Napa County assessed valuations for the 1976/77 fiscal year averaged 24.1 percent of full value, while public utility property was reported to be assessed at 25 percent of full value.

Under amendments to the constitution and statutes of the State of California, two types of exemptions of property from ad valorem taxes became effective for the first time in the 1969/70 fiscal year. The revenue lost by each taxing agency as a result of these exemptions is to be reimbursed to the agency from state funds. Such reimbursement is based upon total taxes which would be due on the assessed valuation of the property subject to these exemptions.

The 1976/77 assessed valuation of the City is shown in the accompanying tabulation.

CITY OF ST. HELENA

1976/77 Assessed Valuation

Assessment Roll	Assessed Valuation
Secured Roll	\$23,677,992
Unsecured Roll	1,005,200
Utility Roll	891,230
Subtotal	\$25,574,422
Reimbursable Exemptions	2,773,100
Total Taxable Assessed Valuation	\$28,347,522

A four-year summary of the growth in assessed valuation of the City is shown in the following tabulation.

CITY OF ST. HELENA

Growth in Assessed Valuation

Fiscal Year	Taxable Assessed Valuation
1972/73	\$15,191,580
1973/74	17,288,469
1974/75	20,077,970
1975/76	21,077,317

Principal Taxpayers

The greatest proportion of the City's assessed valuation is comprised of residential and small business units, but there are some substantial major taxpayers, as illustrated by the following table listing the eight largest by assessed valuation.

Owner	1976/77 Assessed Valuation
Mont La Salle Vineyards	\$2,495,266
C. Mondavi & Sons	1,530,666
Premium Wines Inc.	1,320,275
St. Helena Wine Cellars Inc.	540,454
Vineyard Valley Mobile Home Park ..	308,300
Magge Butala	158,476
Tresos Realty Co. Inc.	119,250
Associated Vintage Hospital	110,090

Tax Rates

City taxes appear on the same tax bill as county and school district taxes, are payable November 1 and March 1, and become delinquent on December 10 and April 10, except taxes on certain properties which are assessed on the unsecured roll. Unsecured taxes are assessed on March 1 and become delinquent the following August 31.

The 1976/77 tax rate levied by the City of St. Helena for general fund purposes is \$.95 per \$100 assessed valuation.

The total tax rate varies slightly between code areas, but the tax rate of the largest code area in the City, 3002, for 1976/77 is \$7.29 per \$100 assessed valuation, comprised as follows:

Napa County	\$2.19
City of St. Helena	.95
Schools	3.55
All Other	.60
Total Combined Rate	\$7.29

Tax Levies and Delinquencies

A five-year summary of the City tax rates, levies and delinquencies is shown below. Historically, delinquencies have been very low and continue at a low level.

Fiscal Year	City Tax Rate	Secured Tax Levy	Amount Delinquent June 30	Percent Delinquent
1971/72	\$1.00	\$112,286	\$1,833	1.63%
1972/73	1.00	132,370	2,809	2.12
1973/74	1.00	141,263	3,087	2.18
1974/75	1.00	158,512	2,252	1.42
1975/76	1.00	172,583	1,238	0.72

Source: County Auditor's Office.

Table 2

CITY OF ST. HELENA

Revenues and Expenditures

	1971/72	1972/73	1973/74	1974/75	1975/76
Revenues					
Property Taxes	\$118,616	\$138,488	\$149,485	\$166,972	\$181,755
Sales Taxes	107,702	130,410	142,112	163,550	154,765
Other Taxes	19,616	20,779	19,846	21,882	24,763
Licenses and Permits	16,539	11,061	13,196	12,690	21,426
Fines and Penalties	7,232	7,948	12,861	17,084	27,908
Use of Money and Property	11,434	15,404	23,142	45,205	10,758
From Other Agencies	97,845	111,464	178,063	184,798	190,177
Current Service Charges	29,299	9,237	11,394	56,977	58,654
Other Revenues	—	10,057	51,012	34,300	186,971
Total Revenues	\$408,283	\$454,848	\$601,111	\$703,458	\$857,177
Expenditures					
General Government	\$ 45,091	\$ 51,080	\$ 72,473	\$ 71,082	\$ 73,925
Public Safety	136,617	144,174	157,963	206,219	228,467
Public Works	72,993	75,127	86,351	144,838	124,605
Contributions to City Enterprises	—	—	—	92,000	—
Parks and Recreation	19,306	15,045	20,747	33,336	32,642
Health	1,770	1,080	1,080	1,081	992
Libraries	22,049	21,105	25,919	35,423	34,314
Total Expenditures	\$297,826	\$307,611	\$364,533	\$583,979	\$494,945
Capital Outlays	\$ 67,700	\$ 8,345	\$ 52,438	\$226,026	\$ 57,277

Source: State Controller Reports.

Table 3**Water System Revenues and Expenditures^①**

	1971/72	1972/73	1973/74	1974/75	1975/76 ^②
REVENUE					
Sales	\$143,551	\$183,588	\$177,565	\$189,979	\$157,059 ^③
Connection Charges	—	—	7,045	2,847	6,457
Miscellaneous Income	11,749	10,861	13,139	11,680	3,932
Total	\$155,300	\$194,449	\$197,749	\$204,506	\$167,448
OPERATING EXPENDITURES					
Salaries	\$ 31,449	\$ 36,341	\$ 44,979	\$ 59,984	\$ ^④
Contract Services	—	—	1,000	12,670	^④
All Other	40,118	28,139	26,057	34,742	^④
Total	\$ 71,567	\$ 64,480	\$ 72,036	\$107,396	\$144,906
NET REVENUE BEFORE BOND SERVICE OR CAPITAL OUTLAY					
	\$ 83,733	\$129,969	\$125,713	\$ 97,110	\$ 22,542
WATER REVENUE BONDS DEBT SERVICE					
	\$ 37,463	\$ 36,966	\$ 38,174	\$ 36,641	\$ 37,903
NET REVENUE AVAILABLE					
	\$ 46,270	\$ 93,003	\$ 87,539	\$ 60,469	\$(15,361)

① Years 1971/72 through 1974/75 excerpted from annual audit reports.

② Excerpted from Report to State Controller. Audit report not yet completed.

③ Sales reduction due primarily to requested conservation program.

④ Categorical breakdown not available in State Controller report.

City Employee Retirement Program

The City's employees are members of the State of California Public Employees Retirement System and contributions of employees and the City are paid to this fund. The City's pension expense for the year ended June 30, 1976 was \$64,325.64.

The State of California Public Employees' Retirement System was originally established in 1931. The System is governed by an eleven member Board of Administration. Administrative functions are carried out under the direction of an Executive Officer with a current staff of approximately 475. As of June 30, 1975, there were 535,786 members of which approximately 10% are classified as "safety" members (principally fire and police duties) and the balance are classified as "miscellaneous" members (management, administrative, staff, operational and clerical employees).

Approximately 33% of the members are state personnel and the balance (67%) are public agency personnel. As of June 30, 1975, the System provided retirement, death and survivor benefits under 901 contracts for about 1,900 public agency employees (cities, counties, and other public agencies) with 356,517 members. The System's funding is by employer and employee contributions together with investment income. Contributions fluctuate yearly

depending on the number of members and their respective salary schedules. The annual contribution by the State of California for the 1974 and 1975 fiscal years, as reported by the State Controller, was \$162,649,578 and \$231,057,854, respectively. The System's financial statements are prepared on an accrual basis of accounting and the System's auditor is Coopers and Lybrand, Sacramento, California. Citicorp Investment Management, Inc., San Francisco, provides investment advisory services. The System's actuarial activities are conducted internally on a continuous basis, with an experience analysis being conducted no less than every four years. Benefit Technology (formerly Actuarial Systems, Inc.) of Santa Clara is the independent actuary for the System, and may perform such an analysis in 1977.

Total assets of the System at June 30, 1975 were \$7,010,807,246, according to the annual audit. Of this amount, net assets of \$6,966,356,482 were available for benefits. Comparable figures for June 30, 1974 were \$6,233,968,821 and \$6,204,166,779, respectively. The unfunded obligation of the System was determined to be \$5,723,459,587 at June 30, 1975 by the independent auditors. This represents the present value of future state contributions and other member contributions. The total unfunded obligation does not take into account the provisions of Chapter

187, Statutes of 1975, which prescribed a new increased contribution rate by the state with respect to state miscellaneous members.

The amount of the respective unfunded liabilities will vary from time to time depending upon the actuarial assumptions utilized, rates of return and salary scales. The present System policy is designed to satisfy the unfunded obligation by the year 2000.

Bonding Capacity and Debt Statement

As a general law city, the City's debt limit is equal to 15 percent of its taxable assessed valuation. Based upon the 1976/77 assessed valuation of

\$28,347,522, the City's general obligation debt limit is \$4,252,128. Upon delivery of the \$1,500,000 1977 Water Bonds, the City's total direct general obligation debt will be \$1,500,000.

Table 4 presents a statement of direct and overlapping bonded debt of the City of St. Helena, including the \$1,500,000 of bonds currently being offered for sale. While these water bonds are secured by ad valorem taxes, it is anticipated that water service charges will be increased to a level sufficient to meet a substantial portion of total annual bond service with a moderate increase in existing ad valorem tax rates.

Table 4

CITY OF ST. HELENA

Statement of Direct and Overlapping Bonded Debt

Estimated Population (1976)	3,840		
1976/77 Assessed Valuation	\$ 28,347,522		
Estimated Market Value	\$105,984,804 ^①		
		Percent Applicable	Debt Applicable March 8, 1977
Napa County	7.388%		\$ 195,413
Napa Community College District	7.257		102,687
St. Helena Unified School District	36.328		672,068
City of St. Helena	100.000		1,500,000 ^②
St. Helena Municipal Sewer District # 1	100.000		450,000
TOTAL DIRECT AND OVERLAPPING BONDED DEBT			\$2,920,168
		Ratios to	
	Assessed Valuation	Estimated Market Value	Per Capita
Assessed Valuation	—%	—%	\$7,382
Direct Debt	5.29	1.42	391
Total Direct and Overlapping Debt	10.30	2.76	760

^① The State Board of Equalization reports that 1976/77 Napa County assessed valuations average 24.1 percent of full value. Public utility property (\$891,230) is assessed at about 25 percent of full value.

^② \$1,500,000 to be sold March 8, 1977.

THE CITY

The City of St. Helena is located in western Napa County, approximately 70 miles northeast of San Francisco. Founded in 1853, the city lies in the center of the Napa Valley, a region known the world over for fine table wines. The city's economy is closely related to the production, processing, and transportation of agricultural products, principally grapes, wines, brandies, and champagne. St. Helena is surrounded by thousands of acres of quality vineyards. Ten major wineries are located in or immediately adjacent to the city.

Residents of the city are employed locally in commercial or agricultural activities. Many persons reside in the attractive atmosphere of St. Helena and commute to work in the southern part of the county and as far as the Mare Island Navy Yard and Travis Air Force Base in Solano County. The City of Napa, county seat and center of industry in Napa County, is 17 miles south of St. Helena on State Highway 29.

St. Helena is favored with a moderate climate typical of the Napa Valley area. Average temperatures range from 35 to 55 degrees in winter and 53 to 88 degrees in summer. Annual rainfall averages 33 inches. The city's elevation is 256 feet above sea level. The mild climate of the Napa Valley has attracted many retired persons to the area, adding stability to the local economy. The city's present population exceeds 3,800.

Municipal Government

The City of St. Helena is a general law city incorporated under the laws of the State of California in 1876. The city council consists of four members elected at large for alternating four-year terms. The mayor is elected for a two-year term. The City Clerk and City Treasurer are elected for four-year terms. The City Attorney is appointed by the council.

A total of 23 full-time employees, including an eight-man police department, serve the city. The city's fire department consists of 28 volunteers, equipped with five pieces of fire fighting equipment and two auxiliary units. Fire protection to structures outside the city is furnished by the city fire department under a contract with the county. Additional fire protection is provided by the California State Division of Forestry and by the Napa County Fire Department. The ten-member Public Works Department operates under the supervision of the Director of Public Works and is equipped to perform complete maintenance and light construction work on city properties, structures, and rights-of-way.

Population Characteristics

As of January 1, 1976, the city's population was estimated at 3,840 by the State Department of Finance. This was 130 over the previous year and 667 higher than the April 1970 Federal Census. Census data for the city and for the county are shown below. Since 1970, St. Helena has grown at a somewhat faster rate than the county.

The County of Napa projects a county population of 115,000 in the year 2000, and a population of 6,700 for St. Helena. These projections represent increases of 45.3 percent and 111.2 percent, respectively, over the 1970 Federal Census.

POPULATION DATA

U.S. Census

Year	City of St. Helena	Percent Change	Napa County	Percent Change
1940	1,758	—	28,503	—
1950	2,297	30.7%	46,603	63.5%
1960	2,722	18.5	65,890	41.4
1970	3,173	16.6	79,140	20.1
1976①	3,840	21.0	91,100	15.1

① January 1 estimate by State Department of Finance.

The 1970 Census for St. Helena reported a median age for males of 40.6 and a median age for females of 47.8. The median number of school years completed for city residents was 12.4. Median family income was \$9,713 (mean \$10,372).

The 1970 Census of Housing reports that 87 percent of all housing units in the city were single-family structures, and 59 percent were owner occupied. Median home value was \$22,300 in 1970, and the median monthly rental \$85. Since 1970 over 270 new dwelling units have been built in the city. More than half are single-family homes.

Employment and Industry

St. Helena is located in the Vallejo-Fairfield-Napa Labor Market (Napa and Solano counties), as classified by the State Employment Development Department. Estimated area population is approximately 280,000. As of November 1976 total civilian employment in this labor community was 94,500, a gain of 1,100 over the November 1975 level, and the unemployment rate was 8.7%.

The tabulation below presents an analysis of employment by industrial category as reported by state labor analysts. Government, services, and trade are the leading sources of job opportunities, between them accounting for 78 percent of nonagricultural wage and salary employment. Manufacturing is in fourth place as a source of jobs. Agricultural employment was estimated at 4,400 in November, compared with 7,500 in the peak month of September.

VALLEJO-FAIRFIELD-NAPA LABOR MARKET

Nonagricultural Employment by Industry^①

Industry	November 1975	November 1976
Construction	3,700	3,100
Durables Manufacturing	3,900	3,800
Nondurables Manufacturing ..	4,800	4,800
Transportation, Utilities	3,700	3,700
Wholesale Trade	1,100	1,200
Retail Trade	13,500	13,900
Finance, Insurance, Real Estate	2,200	2,200
Services	14,600	15,100
Federal Government	15,400	15,500
State, Local Government	20,000	19,800
Mineral Extraction	100	100
Total	83,000	83,200

^① Wage and salary workers only.

Source: State Department of Employment Development.

Napa County accounts for slightly less than one-third of total employment in the two-county labor market. A projection by state labor analysts indicates that by June 1977 nonfarm wage and salary employment in the county will total 28,100, with 8,600 workers in government jobs, 6,500 in services, 4,900 in manufacturing, and 4,800 in trade.

With the exception of the wine industry, which is centered at St. Helena, major industrial facilities in Napa County are located in or near the City of Napa. Napa is the home of Kaiser Steel Corporation's pipe plant, Basalt Rock Company, Rough Rider, Inc., a Christian Brothers Winery, and Sawyer Tanning Company. The Napa plant of the Kaiser Steel Corporation is located on a 105-acre site on the Napa River, immediately south of the city limits. The plant specializes in line pipe production, general steel fabrication, and heavy industrial welding. Kaiser employs over 750 persons at the local facilities.

A number of small diversified industries including food processing and machinery manufacturing are located in the Napa area. Carefully zoned industrial sites are available close to the navigable Napa River, rail facilities, and the Napa County Airport. There are several thousand acres of undeveloped land south of Napa zoned for industry and protected from intrusion by residential or commercial developments.

Basalt Rock Company, Inc., one of the leading manufacturers of crushed rock, structural concrete, and lightweight aggregate products in the United States, started in Napa in 1925. The Basalt Rock Company, acquired by the Dillingham Corporation in 1968, has seven plants occupying 750 acres in the Napa area, employs approximately 450 persons, and has an annual payroll of more than \$6 million.

Rough Rider, Inc., a leading producer in the clothing field, has been located in the City of Napa since 1936. The company, with 500 employees in Napa and an annual payroll of \$4 million, markets its clothing throughout the western states and Hawaii. It operates two plants in Napa.

Napa is a center for the tanning and processing of leathers and manufacture of fine leather goods. The Sawyer Tanning Company, which produces sheepskin coats, employs 300 persons and has an annual payroll of \$2 million. The Calnap Tanning Company has been a major producer of fine leathers in Napa since 1947. It processes approximately 90,000 cattle hides annually and employs 66 persons.

Pacific Gas & Electric Co. and Pacific Telephone and Telegraph Co. employ more than 600 persons between them in Napa County, and have a combined payroll exceeding \$6 million.

Government employment in Napa County is supported by two major state installations, the Napa State Hospital and the California Veterans Home.

Napa State Hospital, established in 1875, is located at Imola, just outside the Napa City limits. It is California's largest mental institution, with a staff of 2,000, including 75 medical personnel and 130 registered nurses. The installation has 60 hospital wards in 18 different buildings. Facilities include a medical-surgical unit, a library, schools, a

radio station, print shop, and extensive recreation and rehabilitation equipment. The annual budget is over \$34 million.

The California Veterans Home was built in 1883 at Yountville, nine miles south of St. Helena. It is the largest state-owned and operated veterans home in the United States. An estimated 40,000 ex-servicemen and women have resided at the home since its opening. The complex contains 20 major structures and is staffed by more than 700 civil service employees and additional members of the home in part-time jobs. The annual payroll is approximately \$8.8 million.

Major employers in Napa County are identified below.

NAPA COUNTY

Major Employers

Employer	Nature of Business	Number of Employees	Estimated Annual Payroll
Napa State Hospital	Mental hospital	2,000	\$30,000,000
Napa Valley Unified School District	Elementary, high schools	1,300	15,620,755
Veterans Home of California	State veterans home	753	8,823,975
Kaiser Steel Corporation	Steel pipe, tanks	750	NA
Rough Rider, Inc.	Sportswear	500	4,000,000
Napa County	County offices	726	11,525,000
Pacific Telephone & Telegraph Co.	Utility	500	5,869,220
Basalt Rock Company, Inc.	Building materials	450	6,500,000
Queen of the Valley Hospital	General hospital	670	6,000,000
Pacific Union College	Private college	432	NA
St. Helena Hospital and Health Center	Hospital	600	4,388,306
Christian Brothers Winery	Winery	287	2,500,000
Sawyer Tanning Co.	Leather products	300	2,000,000
Syar Industries	Building materials	300	NA
Silverado Country Club	Private club	250	1,189,389
U. S. Postal Service	U. S. mail	135	2,325,000
Napa College	Education	200	3,430,760
Beringer-Los Hermanos Vineyards	Winery	190	2,500,000
Charles Krug Winery	Winery	115	NA
Pacific Gas & Electric Co.	Utility	100	NA
Shades Inc.	Shades	85	700,000
Robert Mondavi Winery	Winery	80	1,785,000
Napa Register	Daily newspaper	82	770,000
IASCO	Aircraft maintenance, sales	80	1,000,000
Calnap Tannery	Leather products	66	1,000,000
Stornetta's Dairy	Dairy products	62	1,000,000
Sterling Vineyards	Winery	50	NA

Source: Napa Chamber of Commerce.



Christian Brothers Winery.

Sources of employment in neighboring Solano County include Mare Island Naval Shipyard at Vallejo, Travis Air Force Base in Fairfield, and the new Anheuser-Busch brewery, opened in 1976 at Fairfield. Ball Metal Container Co. has built a \$20 million aluminum can plant nearby to supply this new brewery. These two firms represent approximately 600 new jobs in the area.

Mare Island Naval Shipyard

Mare Island, a 980-acre military/industrial site located 12 miles south of Napa, includes shops, piers, ways, barracks and other military support facilities. It is one of the largest shipbuilding and repair facilities of its kind in the nation and is capable of designing and manufacturing most equipment used in ships. The shipyard was the first west coast facility to build nuclear submarines, and provides continuing support to these vessels as well as other types of naval ships.

Mare Island's regular complement is approximately 3,000 military personnel, including 2,700 officers and men in training at the Naval Schools Command facilities, Nuclear Power School and other permanent Tenant Commands. An estimated 10,000 civilians are employed at the facility, with a gross annual payroll of \$185 million. It is estimated that 1,900 persons of this total civilian complement reside in Napa County, and collect annual wages approximating \$30 million.

The closing down of the Naval Shipyard at San Francisco resulted in increased employment at Mare Island. A similar effect has been noted at Travis Air Force Base, Solano County, which absorbed persons transferred from Hamilton Air Force Base, Marin County.

Agriculture and Viticulture

Cultivation of wine grapes is the leading agricultural industry in Napa County. In 1975 gross income from this crop was more than 37 percent of the total gross value of farm products. Over 1,600 additional acres of wine grapes came into production during the year.

The county's vineyards produced 50,219 tons of grapes in 1975, valued at \$13,524,600. The excellence of Napa Valley wines is acknowledged throughout the world. There are sufficient variations of soils and growing conditions in the area to make it suitable for the cultivation of a large number of wine

grape varieties. Valley vintners specialize in high quality table wines and champagnes. Some vintners in the Valley produce only estate-bottled varietal wines, i.e., wines produced from grapes grown at the winery. The wineries of Napa Valley employ about 475 persons and have an annual payroll of more than \$4 million.

Located in the midst of this rich and productive agricultural area, St. Helena is the hub of the Napa Valley wine industry. Some of the nation's most distinguished vintners are located in the city, including Charles Krug, Christian Brothers, Beringer Winery, Louis M. Martini, and Heitz Wine Cellars. Also located in the city are Old St. Helena Winery, Sutter Home Winery, Sattui Winery, and Joseph Phelps Vineyards, a newly established producer of higher-priced wines. Of the 40 wineries in the Napa Valley, over half are in or near St. Helena. The largest bulk winery in the Napa Valley, the Napa Valley Cooperative Winery, is located adjacent to the southern city limits.

The first Napa Valley vintage made by European methods was crushed by Charles Krug, a German immigrant, in 1858. He built a winery bearing his name in 1861, pioneering the industry in Napa Valley. Other famous wine producers dating from this period are Beringer Bros. (1876), Schramsberg Vineyards (1862), Inglenook (1879), Free-mark Abbey (1895), Sutter Home Winery (1890), Chateau Montelena (1882), and Beaulieu Vineyard (1899). Louis M. Martini was founded in 1923. All are operating under the original names although there have been changes in ownership in some cases. In addition to those already mentioned, Napa Valley wineries include Cuvaision Inc., Sterling Vineyards, Hanns Kornell, Chappallet Vineyard, Franciscan Vineyards, Robert Mondavi Winery, Mayacamas Vineyards, Oakville Vineyards, Burgess Cellars, Soverain Cellars, and Clos-Du-Val Wine Company.

In recent years large national corporate interests have acquired Napa County vineyards and wineries. Heublein Incorporated purchased United Vintners, Beaulieu Vineyard and Inglenook Vineyard Co., firms long-identified with wine making in the county. The Nestle Company acquired Beringer Bros., and operates the vineyard and winery as part of its Premium Wine Co. organization. For some years the Charles Krug Winery has been under the control of C. Mondavi & Sons. Rainier Brewing Co. of Seattle purchased a major interest in the Robert Mondavi Winery.



Above—Typical vineyard near St. Helena.

Below—Beringer Wines Rhine House.



Sterling International, an English concern, built a \$2.75 million vineyard and winery complex at Calistoga, with initial marketing of fine varietal wines under the Sterling label in 1973. Sterling owns some 600 acres in the Valley and has planted extensive wine grape acreage. An aerial tram carries visitors from the valley floor to the hilltop winery and tasting room.

National trends in wine consumption patterns favor Napa Valley wines. The long-range outlook is for continued growth in the sales of medium and high priced wines. Sales of quality wines have almost doubled over the past ten years in the United States. As the recognized center of fine wine production in California, the Napa Valley has a bright economic future. Much of the wine country is protected against non-agricultural development by action of the County Board of Supervisors, who have declared it an Agricultural Preserve under state laws.

In addition to grapes, other "million dollar" crops in Napa County are beef, milk, eggs, and grapevine

nursery stock. Farms in Napa County are, on the average, smaller, more expensive per acre, and better equipped than most in California or the nation. The value and diversity of farm production during the past five years is shown in the tabulation of gross production values since 1971 shown below.

In recent years, there has been a reduction in crop acreage because of industrialization and urbanization within the county. However, this decline in crop acreage has been largely offset by increased productivity. The Federal Census of Agriculture for 1964 and 1969 reported the following statistics for Napa County:

	1964	1969
Number of Farms	1,046	957
Acreage in Farms	262,745	219,640
Crop Land in Farms, Acres .	59,069	49,162

NAPA COUNTY AGRICULTURAL PRODUCTION

	1971	1972	1973	1974	1975
Fruits and nuts	\$17,579,900	\$20,109,200	\$34,652,400	\$19,027,300	\$13,995,600
Field and truck crops	1,817,400	1,967,900	2,951,800	3,803,400	3,163,200
Animal products	13,862,480	15,612,360	25,368,400	22,313,100	19,235,700
Total	\$33,259,780	\$37,689,460	\$62,972,600	\$45,143,800	\$36,394,500

Source: Napa County Agricultural Commissioner.

Commercial Activity

St. Helena is a trading, processing, and shipping center for a productive agricultural area surrounding the city. Population of the trading area is estimated at more than 10,000 persons.

Taxable sales in St. Helena now exceed \$17 million annually. The following tabulation shows the growth in commercial transactions since 1971.

CITY OF ST. HELENA—Taxable Transactions 1971-76

Year	Retail Outlets		All Outlets	
	Permits	Transactions	Permits	Transactions
1971	71	\$ 9,384,000	151	\$11,156,000
1972①	75	11,162,000	151	13,244,000
1973	75	12,842,000	153	15,257,000
1974	71	13,474,000	155	16,423,000
1975	74	14,011,000	169	16,518,000
1976 (6 mos.)	78	7,544,000	168	8,799,000

① Gasoline for highway use became taxable July 1, 1972.

Source: State Board of Equalization.

Building Permit Valuation

After declining in the 1973-75 period, building permit valuation in the city rebounded sharply in

1976, establishing a record high of over \$4.1 million for the year, more than double the 1975 permit valuation. The following summary presents annual totals of permit values since 1971.

CITY OF ST. HELENA

Building Permit Valuation 1971-76

(\$000 omitted)

	1971	1972	1973	1974	1975	1976
Residential	\$1,292	\$ 856	\$ 872	\$ 733	\$1,041	\$2,715
Nonresidential	1,304	1,404	157	1,099	773	1,392
Total	\$2,596	\$2,260	\$1,029	\$1,832	\$1,814	\$4,107
Number of New Dwelling Units:						
Single	31	13	38	12	12	38
Multiple	54	31	6	15	4	15
Total	85	44	44	27	16	53

Source: *California Construction Trends*, Security Pacific Bank, and City of St. Helena.

Transportation

St. Helena is served by State Highways 29 and 128. State Highway 29 is the scenic route through the Napa Valley leading to the Lake County resort areas and is important in the transportation of the valley's varied agricultural production. Driving time to the major population centers in the San Francisco Bay area is slightly over one hour. State Highway 128 is an east-west route providing access to Yolo County and Sonoma County.

Rail transportation for freight is provided by a branch line of the Southern Pacific. Many of the wineries in the St. Helena area are directly served by spur lines. Major truck lines provide daily service to the Sacramento Valley and the San Francisco Bay area. Overnight truck service is available to points 500 miles distant. Passenger and package express service is provided by Greyhound Bus Lines. The Napa River is navigable to barge traffic and shallow draft vessels as far upstream as the City of Napa.

Dial-A-Ride bus service is provided in the upper Napa Valley including the communities of St. Helena, Calistoga, and Angwin. Service is available between 9 a.m. and 5 p.m. Monday through Friday. A donation of 50 cents is recommended to riders to defray expenses.

The Napa County Airport at Napa has three concrete runways of 5,932 feet, 5,008 feet, and 2,500 feet. STOL Air Commuter service provides connections to Concord, Santa Rosa, San Rafael, and San Francisco International Airport. A special gate at the latter airport enables passengers to board non-stop United Airlines flights to New York and other major U.S. cities. International Air Service Co., Ltd. (IASCO) operates a Flight Crew Training Center at Napa County Airport.

Utilities

Natural gas, electric power, and telephone service are provided by Pacific Gas and Electric Company and Pacific Telephone Company. Water and sewer service are supplied by the City of St. Helena.

Education

Public educational services in the city are provided by the St. Helena Unified School District, which operates two elementary schools, an intermediate school, and a senior high school. Enrollment in this school district in the most recent five-year period is shown below. In addition to the public schools, a parochial school provides instruction in the elementary grades.

ST. HELENA UNIFIED SCHOOL DISTRICT

Five-year Enrollment History

Year	Grades K-8	Grades 9-12	Total Enrollment
1972/73	1,030	505	1,535
1973/74	1,030	488	1,518
1974/75	1,016	491	1,507
1975/76	951	491	1,442
1976/77	937	496	1,433

Source: St. Helena Unified School District.

The Napa Community College District was created in 1964 to serve Napa County. Napa College, its only campus, dates from 1949. In 1965 Napa College was relocated to a new campus adjacent to John F. Kennedy Memorial Park in the City of Napa. The campus has a current enrollment of 5,600. A two-year curriculum offers the Associate in Arts certificate in over 20 special academic and vocational programs. Napa College maintains a classroom facility and an arts and crafts center in St. Helena.

Degree institutions in the area include Pacific Union College, located eight miles northeast of St. Helena at Angwin, and Sonoma State College in neighboring Sonoma County. Pacific Union is the second oldest of the twelve Seventh-day Adventist colleges in North America, and is fully accredited to offer pre-professional and graduate degrees in a number of fields. Enrollment in the 1975/76 year was 1,904.

Within a 75-mile radius of St. Helena are such outstanding educational institutions as the University of California at Berkeley, St. Mary's College, the University of San Francisco, San Francisco State University, Stanford University, and the University of California at Davis.

Community Facilities

St. Helena Hospital and Health Center is a 240-bed medical facility located about three miles northeast of St. Helena. It is owned and operated by the Adventist Health Services, a system of eleven denominational hospitals on the West Coast. Physicians in all fields and specialties serve on the hospital's 80-member medical staff. Extensive training programs for nurses are offered. A successful open-

heart surgery program has been conducted since early 1974. The hospital has 600 employees and a payroll of more than \$4 million.

Queen of the Valley Hospital, a non-profit community hospital owned and operated by the Sisters of St. Joseph, is located in Napa. A 135-bed, \$3,000,000 structure, this institution provides a complete range of services.

Local news coverage is provided by the weekly St. Helena Star, established in 1874. Metropolitan newspapers from San Francisco and Oakland are available daily. There is a local Cable TV firm in St. Helena, and Napa Valley Cablevision at Napa serves the area.

Financial services are available at local offices of Bank of America NT & SA, Wells Fargo Bank N.A., Fidelity Savings and Loan Association, and the newly formed Vintage Savings and Loan Association, which opened in December 1976.

The city maintains a municipal library. A new \$400,000 library is proposed for a site in the center of the city donated by local residents. The new library will continue to house the Napa Valley Wine Library, owned by the city. It is proposed that the present Silverado Museum be relocated to a building adjacent to the new library.

Recreation

City recreational facilities include a public park, three playgrounds, a theatre, art gallery, and organized summer recreational activities.

St. Helena's main attraction to visitors is the numerous wineries which line both sides of State Highway 29. No other place in the United States offers such a concentration of wineries producing such a fine and varied selection of table wines as does the section of the Napa Valley which surrounds St. Helena. Many wineries in this area, both large and small, maintain unique tasting rooms where samples are offered to the visitor. Most of the major wineries also conduct guided tours hourly or oftener through the aging cellars, buildings, and grounds. These wineries are open throughout the year and receive more than a half-million visitors annually.

There are four public and four private golf courses in Napa County. The famous Silverado County Club has two 18-hole courses and will host the Anheuser-Busch Tournament this year (formerly the Kaiser Tournament).

Napa County

Napa County is one of the nine counties fronting on San Francisco Bay. The center of County population is about 50 miles northeast of San Francisco and about 60 miles west of Sacramento. The County covers 794 square miles, extending from sea level to 4,344-foot Mount St. Helena at the head of the famed Napa Valley wine region. Approximately 89 percent of the county is in private ownership.

Napa was incorporated February 18, 1850 as one of California's original 27 counties, and operates as a general county under the State Constitution. Incorporated cities include Napa (population 47,100), located in the southern coastal plain, and St. Helena, Calistoga, and Yountville, all located in the Napa Valley. St. Helena is the county's second largest city.

The City of Napa is the county seat and contains many government offices, including a number of major State and Federal facilities. Manufacturing is diversified, with substantial production of such products as steel pipe, apparel, building materials, electronic components, winemaking, and leather products. The coastal area is rich in agricultural resources.

The county's population as of July 1, 1976 was estimated at 91,700 by the State Department of Finance, an increase of 1,100 from the same date in 1975 and nearly 16 percent greater than the 1970 U.S. Census.

For over a century the county's economy has been centered in agriculture. However, in recent years the pace of industrialization and commercial development has broadened and strengthened Napa County's economic base. This is reflected in the accompanying tables concerning trade and construction activity.

NAPA COUNTY

Taxable Sales Transactions

Year	No. of Outlets	Taxable Transactions
1971	1,821	\$145,379,000
1972	1,928	170,682,000
1973	1,958	194,819,000
1974	2,113	223,354,000
1975	2,206	241,126,000
1976 (6 mos.)	2,311	128,147,000

Source: State Board of Equalization.

NAPA COUNTY

Taxable Sales Transactions 1975

Type of Outlet	No. Permits	Taxable Transactions
Apparel	55	\$ 8,144,000
General merchandise	45	31,038,000
Specialty stores①	133	10,869,000
Food and liquor stores①	95	23,407,000
Eating and drinking places ...	184	23,027,000
Home furnishings, appliances	78	5,908,000
Building materials, implements	76	23,860,000
Auto dealers, service stations .	155	56,781,000
Total retail	821	\$182,034,000
All other outlets	1,385	59,092,000
Total outlets	2,206	\$241,126,000

① Selected items are not taxable.

Source: State Board of Equalization.

NAPA COUNTY

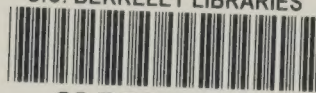
Building Permit Valuation (Dollars in Thousands)

	1971	1972	1973	1974	1975	1976 (11 mos.)
Value:						
Residential	\$23,674	\$28,918	\$22,826	\$19,010	\$25,758	\$33,740
Non-residential	12,043	11,419	19,895	16,185	12,099	13,789
Total	\$35,717	\$40,337	\$42,721	\$35,195	\$37,857	\$47,529
New Dwelling Units:						
Single-family	751	1,006	619	458	504	501
Multi-family	659	169	267	91	162	246
Total	1,410	1,175	886	549	666	747

Source: California Construction Trends, Security Pacific National Bank.

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